



PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
444 WESTMINSTER STREET, 2ND FLOOR
PROVIDENCE, RHODE ISLAND 02903

Notice is hereby given that the Zoning Board of Review will be in session in the **First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminister Street, Providence, Rhode Island on Thursday, December 17, 2015 at 5:30 P.M.** when all persons interested will be heard for or against the granting of the following applications pursuant to Section 1703 of the Zoning Ordinance:

5:30 P.M.

I. CONTINUED MATTERS:

LINDA LOISELLE: 52-54 Ogden Street, also known as Lot 80 Tax Assessor's Plat 92. Located in an R-2 Residential District, filed an application requesting a USE VARIANCE to change the use of an existing building from a two family to a three family. The applicant seeks relief from Article 12 Section 1201 - Table 12-1 (Use Matrix) to continue the existing use as a three unit residential building. The lot in question contains approximately 4,550 square feet of land area.

CROSSROADS RHODE ISLAND: 528 Dexter Street, Plat 43 Lots 77 and 78. Located in an R-3 Residential District, filed an application for a USE VARIANCE to renovate an existing community residence into an 11 unit multifamily building. The Applicant seeks relief from Article 12: 1201 Use Matrix, Table 12-1. The lots contain approximately 3,200 and 7,200 square feet respectively.

II. NEW MATTERS:

HUNT REAL ESTATE SERVICES, INC and D.O. REALTY, LLC: 332 & 336 Valley St, 5, 9, 13 & 29 Boyd St, 2 & 10 Rill St. Plat 65 Lots 614, 633, 631, 630, 629, 628, 634, 632. Located in an M-MU-75 Mixed-Use District and R-3 Residential District. The Applicants have filed for a SPECIAL USE PERMIT for a Neighborhood Commercial Establishment in the R-3 District. The lots contain approximately 31,488 square feet of land area.

TETRAULT REAL ESTATE, LLC: 29 Elmwood Avenue, Plat 30 Lot 569, located in a C-2 Commercial District, applied for a DIMENSIONAL VARIANCE seeking relief from Table 5-1: rear set back. The Applicant is proposing a 2,240 square feet expansion to an existing structure, resulting in a retail goods establishment (pawn shop) more than 3,500 G.F.A. The lot contains approximately 5,781 square feet of land area.

18 BRIDGE STREET, LLC (Owner) and TEL AVIV, LLC (Applicant): 18 Bridge Street (formerly known as 530 South Water Street) and also known as “Corliss Landing” bounded by Bridge Street (formerly South Water Street) and Point Street (formerly Bridge Street) and South Water Street (formerly South Main Street), and also known as Lot 8 on the Tax Assessor’s Plat 18, located in a W2 Mixed-Use Waterfront Zone; filed an application requesting a SPECIAL USE PERMIT for live entertainment as an ancillary use to the existing restaurant use, pursuant to Sections 12.1, 1202Q, and 1901 of the Zoning Ordinance. No exterior alteration is proposed. The lot in question contains approximately 87,385 square feet of land area.

ANIBAL TILLET: 235 Thurbers Avenue, Plat 54 Lot 903, located in an R-3 Residential District, applied for a USE VARIANCE seeking relief from Table 12-1 for a mixed use structure (restaurant 3,500 square feet or less, personal service establishment/beauty salon, retail goods establishment 3,500 square feet or less, and office). The Applicant also seeks a USE VARIANCE and a DIMENSIONAL VARIANCE from Table 12-1 and Table 16-1 (Signs) , to permit a free-standing sign 8 ft. x 6 ft. at 18 ft. in height in the R-3 Zone. The lot contains approximately 8,250 square feet of land area.

JARR REALTY, LLC: 146 Acorn Street, Plat 28 Lot 426, located in a C-2 Commercial District, applied for a DIMENSIONAL VARIANCE seeking relief from Table 14-1 Parking Requirements and a SPECIAL USE PERMIT seeking to make the one year probationary live entertainment permanent. The lot contains approximately 3,392 square feet of land area.

28 ANTHONY AVENUE REALTY, LLC: 10-12 Noyes Avenue, Plat 43 Lot 367, located in an R-3 Residential District, applied for a DIMENSIONAL VARIANCE seeking relief from Table 4-1 Minimum Lot Area for a 3 Family. The lot contains approximately 3,467 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

Jeffrey L. Lykins, RA
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Acting Secretary to the Zoning Board of Review
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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET